

Meeting Date: 11/18/08

AGENDA REPORT

City of Santa Clara, California

Agenda Item # 7B-9



Date: November 12, 2008

To: City Manager for Council Action

From: Director of Public Works / City Engineer

Subject: Agreement for Services with Syserco, Inc. for installation of a building management system

EXECUTIVE SUMMARY:

In the last year the boiler and chiller units for the City Hall heating and cooling systems (HVAC) have been replaced. As part of that work, the electronic controls for the East Wing of City Hall were replaced with a system compatible with the new hardware. Under this Service Agreement, the West Wing of City Hall and the Old Courthouse Building will be updated with the same controls as the East Wing. The proposed upgrade will unify the entire City Hall complex with a single, modern, efficient HVAC control system. While the West Wing and Old Courthouse could continue under the existing system, there is an increasing risk of the control system breakdown due to the age and lack of maintainability of the older control system.

With the next phase of the City Hall HVAC project, all of this new equipment will be required and incorporated without substantial change. The Old Courthouse will also receive a new control system and compatible valves, actuators, and pressure/temperature detectors, which will allow more efficient temperature control.

The work under this proposal includes modifying a number of existing valves to be compatible with a digital control system, modifying a number of fan controls, installation of appropriate temperature and pressure sensors, and installing a complete Alerton Building Automation and Energy Management System operated from the Building Maintenance offices in the East Wing. This System will blend seamlessly with the new System recently installed in the East Wing. The Alerton product was chosen several years ago as the standard building control system for City buildings. Syserco, Inc. is the local source for Alerton systems. The bid was reviewed and compared to similar work on other City projects and determined to be reasonable and consistent in cost. A copy of the Agreement has been placed in Council Offices for review.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

Approval of this Agreement will allow the heating, cooling and energy management of the major elements of the City Hall complex to be controlled under a single, reliable, efficient building management system.

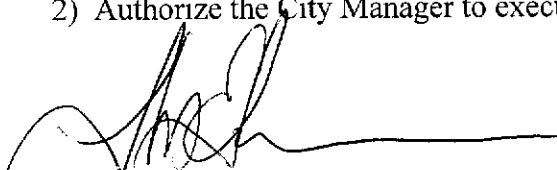
ECONOMIC/FISCAL IMPACT:

The proposed Agreement will be for an amount not to exceed \$125,200. This amount includes \$115,200 for Basic Services and \$10,000 for Additional Services. Appropriations are available in the Capital Improvement Project budget: City Hall (HVAC) Renovation (538-4443-80X00-6132), a Capital Project Reserve fund. This project will have no additional operation and maintenance cost impacting the Capital Project Reserve funds.

RECOMMENDATION:

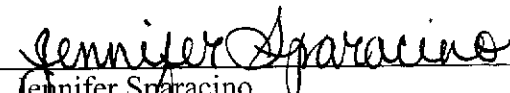
That the Council:

- 1) Approve the Service Agreement with Syserco, Inc. which will allow installation of a building management system for the City Hall West Wing and the Old Courthouse Building as part of the City Hall HVAC System Replacement Project in an amount not to exceed \$125,200; and
- 2) Authorize the City Manager to execute and make minor non-substantive modifications, if necessary.





Rajeev Batra
Director of Public Works / City Engineer

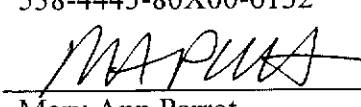
APPROVED:



Jennifer Sparacino
City Manager

Certified as to Availability of Funds: 

538-4443-80X00-6132 \$ 125,200.00 



Mary Ann Parrot
Director of Finance

MAJORITY VOTE OF COUNCIL

Documents Related to this Report:

- 1) *Agreement*

CITY OF SANTA CLARA
AGENDA MATERIAL ROUTE SHEET

Council Date: 11-18-2008

SUBJECT: Agreement for Services with Syserco, Inc. for the installation of a building management system.

CERTIFICATION

The proposed Agreement regarding the installation of a building management system by Syserco, Inc. has been reviewed and is hereby certified.

PUBLICATION REQUIRED:

The attached Notice/Resolution/Ordinance is to be published _____ time(s) at least _____ days before the scheduled meeting/public hearing/bid opening/etc., which is scheduled for _____, 200__.

AUTHORITY SOURCE FOR PUBLICATION REQUIREMENT:

Federal Codes:

Title _____ U.S.C. § _____
(Titles run 1 through 50)

California Codes:

Code _____ § _____
(i.e., Government, Street and Highway, Public Resources)

Federal Regulations:

Title _____ C.F.R. § _____
(Titles run 1 through 50)

California Regulations:

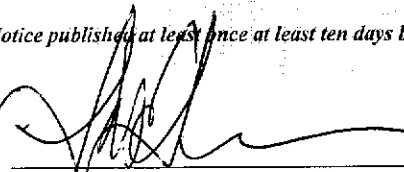
Title _____ California Code of Regulations § _____
(Titles run 1 through 28)

City

City Charter § _____ (i.e., 1310. Public Works Contracts. Notice published at least once at least ten days before bid opening)

City Code § _____

1. As to City Functions, by



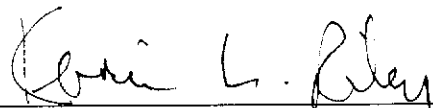
Department Head

2. As to Legality, by



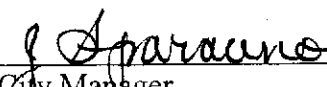
City Attorney's Office / CAO Assignment No 08.1301

3. As to Environmental
Impact Requirements, by



Director of Planning and Inspection

4. As to Substance, by



City Manager

Revision Date June 7, 2005